

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 17, 2005

ITEM NO. 6

CASE NUMBER/
PROJECT NAME

39-DR-2005
Raintree Auto Body

LOCATION

15455 N 84th Street

REQUEST

Request approval of site plan and elevations for a new 22,780 square foot office and auto body repair building with paint booths.

OWNER

Andy Val
480-951-3441

ENGINEER

High Desert Engineering
Inc.
480-655-7630

ARCHITECT/
DESIGNER

Associated Architects
480-964-8451

APPLICANT/
COORDINATOR

Brian Johns
Associated Architects
480-964-8451

BACKGROUND

Zoning.

The site is zoned Highway Commercial (C-4). The C-4 zoning district is intended to permit the heaviest type of commercial activities found in the city, including warehousing, wholesaling and light manufacturing. Automotive repair is a permitted use in this district.

The site is located north of Hayden Road along the east side of N. 84th Street within the Scottsdale Airport.

Adjacent Uses:

- North: Zoned Commercial (C-4) Developed; Auto, Office, Retail
- South: Zoned Commercial (C-4) Developed; Auto, Office, Retail
- East: Zoned Commercial (C-4) Developed; Auto, Office Retail
- West: Zoned Industrial (I-1) Developed; Office, Warehouse

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant is requesting approval of site plan, landscape plan, and elevations for a new auto body paint facility. The building, approximately 22,780 square feet will be located on a 71,456 square foot vacant lot.

Development Information:

- Existing Use: Vacant
- Proposed Use: Auto Repair
- Parcel Size: 2.37 Acres (gross)
- Building Size: 22, 780 Square Feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 28 Feet

- Parking Required: 56 Spaces
- Parking Provided: 93 Spaces
- Open Space Required: 11,701 Square Feet
- Open Space Provided: 11,946 Square Feet
- FAR: .4
- Volume: 564,029 Cubic Feet

DISCUSSION

This is the last parcel to be developed in the Northsight Auto Mall, approved in 1987 to encourage auto dealerships and auto service providers as the major users.

The parcel is presently undeveloped, the topography is flat, and there is minimal vegetation and trees. The parcels surrounding the proposed development are completely developed. The applicant proposes to build a one-story auto body and paint facility that will include; office, parts warehouse, collision repair, paint booths, and wash bays. All site items, including access, drive aisles, parking spaces, and open space, will remain the same.

The applicant has proposed a building using architectural forms and composition that is appropriate for the airpark area and the building user type. The building's store front entrance has been emphasized with painted steel beam overhangs and canopies. The building is constructed with a combination of; split face CMU (dark brown), stack bond CMU (dark brown), common CMU (dark orange), and painted stucco (light brown). The steel canopies and overhangs are painted a dark green. The entrances are composed of bronze anodized aluminum with tinted glass, and the shading devices consist of steel louvers painted steel gray.

Landscaping is a xeriscape style palette containing Willow Acacia, Shoestring Acacia, and Chilean Mesquite trees plus Oleander, Green Cloud, Ruellia, Mexican Bird of Paradise and other shrubs and ground covers. Landscaping is provided along the east, south and west sides of the site with base planting adjacent to the south and west sides of the building.

OTHER BOARDS AND COMMISSIONS

8-Z-1987 Rezoning from Residential (R1-35) to General Commercial (C-4)

STAFF

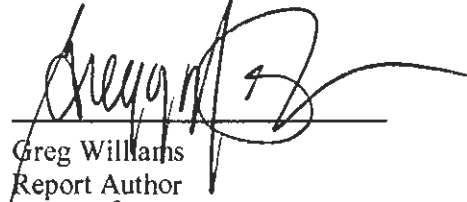
RECOMMENDATION


Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Greg Williams
Senior Planner
Phone: 480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY



Greg Williams
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: April 5, 2005

Project No.: 591 - PA - 04

Coordinator: Greg Williams

Case No.: _____

Project Name: A New Building for Raintree Auto Body

Project Location: 15455 N. 84th Street, Scottsdale, Az 85260

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-4 Proposed Zoning: C-4

Number of Buildings: 1 Parcel Size: 71,456 Sq. Ft.

Gross Floor Area/Total Units: 22,780 S.F./1 Floor Area Ratio/Density: 31.9%

Parking Required: 92 Stalls Parking Provided: 93 Stalls

Setbacks: N - n/a S - n/a E - n/a W - 43'-0"

Description of Request:

A New 22,780 Square Foot Auto Body and Paint Facility, Consisting
of: Office Space, Break Rooms, Collision Repair Area, Parts
Warehouse, Paint Booths, and Wash Bays. Site Work consists of:
Paved Parking Lots, Landscaped Areas, Parking Landscaping, An
8'-0" high Masonry screen wall around the North, East, and South
perimeter site matching the building, an automatic screened
rolling gate, and a 3'-0" high Masonry screen wall on the South
side of the customer parking lot, matching the building.
Building materials consist of: 8"x8"x16" Split-face CMU (painted)
8"x8"x16" Stack Bond CMU (painted), 8"x8"x16" CMU (painted),
Stucco(painted), Steel Channels(painted-overhangs and Canopies),
Med. Bronze Anodized Aluminum Storefront w/ Tinted glass, Steel
Louvers (painted-shading devices), and 6"x6" glass block.

ATTACHMENT #1

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Q.S.
35-48

G.I.S. ORTHOPHOTO 2003

Raintree Auto Body

39-DR-2005

ATTACHMENT #2



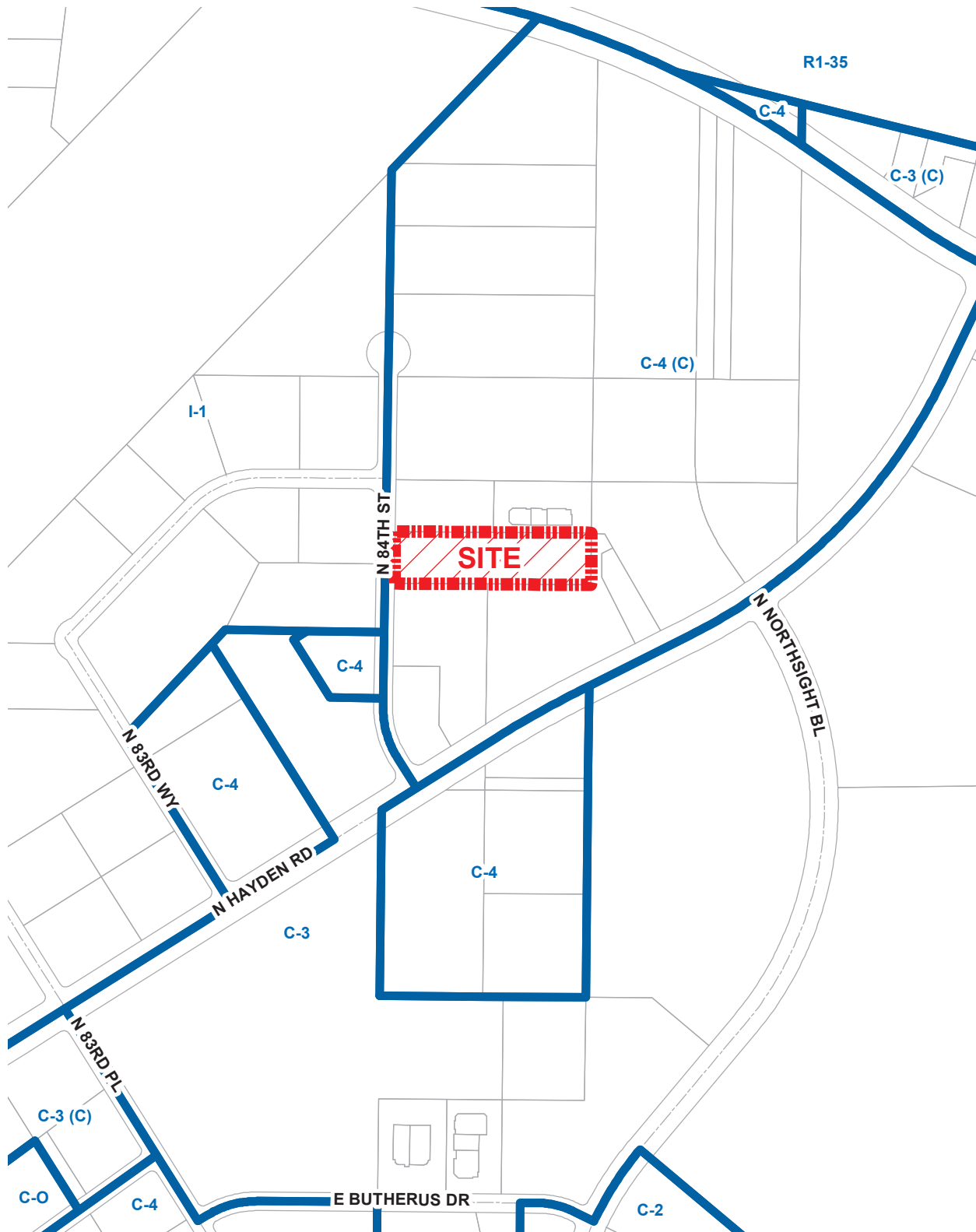
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G.I.S. ORTHOPHOTO 2003

Raintree Auto Body

39-DR-2005

ATTACHMENT #2A



39-DR-2005

ATTACHMENT #3



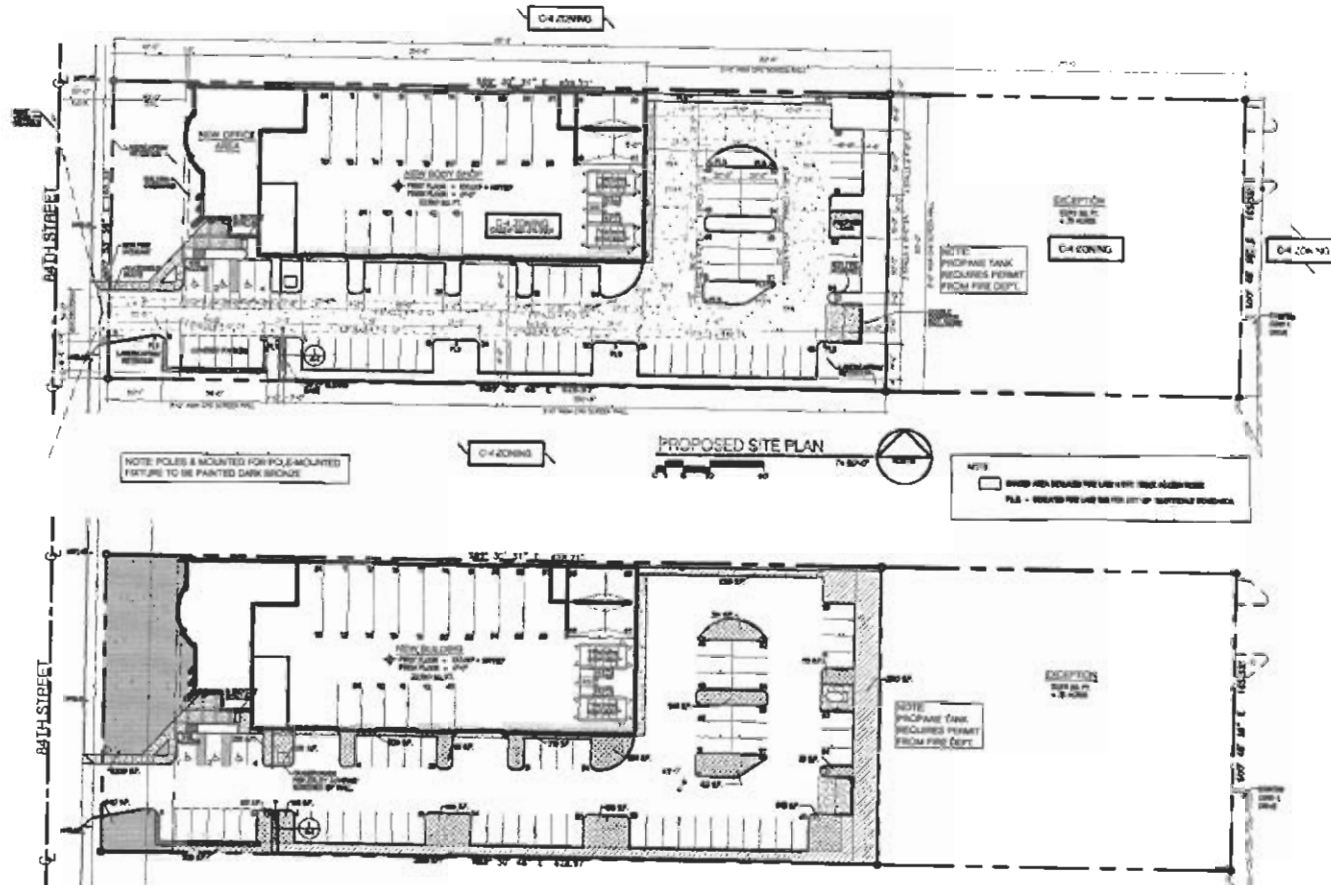
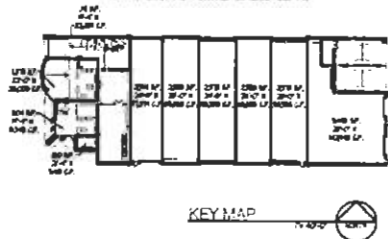
REV: 10/03/2005

OWNER/DEVELOPER	RAINBOW AUTOBODY 1035 EAST RAINBOW DRIVE MILWAUKEE, WISCONSIN 53204
TELEPHONE NUMBER	414-361-1111 FAX: 414-361-0798
APPLICANT	1800-ANYTIME AUTOBODY LTD. 1035 E. RAINBOW DRIVE MILWAUKEE, WISCONSIN 53204
REGISTERED ADDRESS	1800-ANYTIME AUTOBODY LTD. 1035 E. RAINBOW DRIVE MILWAUKEE, WISCONSIN 53204
REGISTERED COLOR	1800-ANYTIME AUTOBODY LTD. 1035 E. RAINBOW DRIVE MILWAUKEE, WISCONSIN 53204
CONSTRUCTION TYPE	REPAIR
COLORING GROUP	REPAIR
WIDE AREA	3.37 ACRES (145,312 S.F.)
TOTAL BUILT AREA	REPAIR = 3,338 S.F. (30.7 S.F.) TOTAL = 3,338 S.F. (30.7 S.F.) TOTAL = 3,338 S.F. (30.7 S.F.)
BUILD HEIGHT	8'-0"

STOPS:
 SPACE 11 SPACES/ 300 S.F.
 $3.00 \text{ S.F.} / 300 = 10.00 = 11 \text{ STALLS}$
 SPACE 11 SPACES/ 400 S.F.
 $4.00 \text{ S.F.} / 400 = 10.00 = 11 \text{ STALLS}$
 TOTAL REQUIRED PARKING = 26 STALLS
 TOTAL PARKING PROVIDED = 90 STALLS
 N/C PARKING
 10 S.F. VS = 1.25 SPACES = 3 SPACES
 BICYCLE PARKING
 10 S.F. VS = 5.6 STALLS = 6 BICYCLE STALLS

FLOOR AREA RATIO:
 NET LOT AREA = 0.8
 MAXIMUM BUILDING AREA = 0.8 (MAXIMUM BUILDING AREA)
 ACTUAL BUILDING AREA = 22,765 S.F.

VOLUME RATIO:
 NET LOT AREA = 0.8 FT.
 MAXIMUM BUILDING VOLUME = 22,765 S.F. x 0.8 FT. = 18,212 CU. FT.
 ACTUAL BUILDING VOLUME = 884,029 CU. FT.



(SLOPE) = 0.4
 LOT AREA = 108,009 S.F. = 2.50 ACRES (GROSS)
 LOT AREA = 102,948 S.F. = 2.35 ACRES (NET)
 (TO BE SPLIT)
 NET PROPOSED = 71,408 S.F. = 1.62 ACRES (NET)
 17,468 S.F. = 1.84 ACRES (NET)
 MAXIMUM BUILDING HEIGHT = "10'-0" @ 50'± ABOVE FIN. GROUND
 REQUIRED OPEN SPACE
 (MAXIMUM BUILDING HEIGHT = 27'-0" PROPOSED, 36' ALLOWED)
 FRONT 12' OF LOT = 17,468 S.F. = 7,146 S.F.
 LOT 15.94' OF PAVING = 15.94' x 508' x 71,408 = 4,058 S.F.
 OPEN SPACE PROVIDED
 (REMOVING PAVING LOT LANDSCAPING)
 = 7,146 S.F. + 4,058 S.F. = 11,204 S.F. (1180)
 OPEN SPACE PROVIDED = 11,248 S.F. (11870)
 OPEN SPACE PROVIDED = 11,204 S.F. = 255.03 (DANG. S.F. PROVIDED)
 REQUIRED PAVING LOT LANDSCAPING
 PAVING LOT AREA = 158' x 59,020 S.F. x 0.15 = 4,444 S.F.
 PAVING LOT LANDSCAPING = 4,444 S.F.
 NOTE: (PAVING LOT LANDSCAPING) RECOMMENDED BY SA AGENT

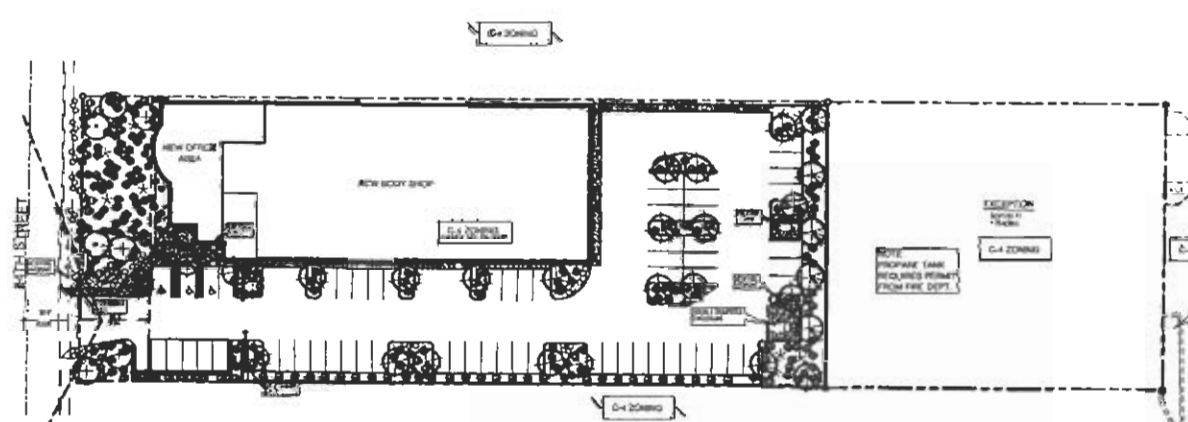
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**ASSOCIATED
ARCHITECTS**

NOT FOR CONSTRUCTION

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A-1
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ATTACHMENT #4

CITY OF SCOTTSDALE
LANDSCAPE NOTES:

- ⊕ ACACIA SALICINA
WILLOW ACACIA
β-GAL
- ⊖ ACACIA EUPHORBICA
SHRUB ACACIA
β-GAL
- ⊙ PRUNUS CEREUS
CHINESE BURNING (SHIMAZAKI)
β-GAL
- ⊙ MYRTUS CALANDEAE "PETER PINE"
PINE COLOANEA
β-GAL
- ⊙ MYRTOPHYLLUS PECTINATUS
"GARDEN CLOUT"
β-GAL
- ⊙ BELLIS BERBERIDIS
"RED LIL"
β-GAL
- ✕ CACTUSACEAE ACACIA
WILLOW BIRD OF PARADISE
β-GAL
- ⊙ MYRTOPHYLLUS PECTINATUS
"RED YUCCA"
β-GAL
- ⊙ LANTANA HYCHIRIDEAE
"GOLD ACACIA"
β-GAL
- ⊙ LANTANA HYCHIRIDEAE
"BURNING PINE"
β-GAL
- ⊙ LANTANA HYCHIRIDEAE
"PINE BURNING PINE"
β-GAL
- ⊙ ACACIA VINCIGRANA
"CROCODILE PALM"
β-GAL
- ⊙ MYRTOPHYLLUS PECTINATUS
"WILLOW BURNING PINE"
β-GAL

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PROJECT INFO:

ARCHITECT
ARCHITECTED ARCHITECTS
7001 N. WASHINGTON BLVD. SUITE 100
MESA, AZ 85205
TEL: (602) 962-2421
CONTACT: JAMES JAMES

CNA
ARIZONA CREDIT INC.
CNA 1 WASHINGTON BLVD. SUITE 100
MESA, AZ 85205
TEL: (602) 962-2421
CONTACT: JAMES JAMES, JAMES

LANDSCAPE
7 W. WASHINGTON BLVD. SUITE 100
MESA, AZ 85205
TEL: (602) 962-2421
CONTACT: JAMES JAMES

TOTAL OPEN SPACE
TOTAL LANDSCAPE IS: 10,486 S.F.
TOTAL FRONTAGE OPEN SPACE
TOTAL FRONTAGE LANDSCAPE IS: 3,820 S.F.
PRE-EMERGENT NOTE

FOR TO COMPLAIN BETWEEN DIRECT AND CONTRACTOR WE ARE NOW ASSUMING THAT THE EXISTE APPLICATION PROCEDURE BE VIDEO TAPED VIDEO TAPE IS TO BE VIEWED BY THE LANDSCAPE ARCHITECT. IF VIDEO TAPPING IS NOT PERFORMED ANOTHER AND, LATELY (WILL) BE PROCEED WITH VIDEO TAPPING.

DOUBLE STAKING DETAIL

SHRUB PLANTING DETAIL

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UNDESIGNED BY
APPROVED
CITY OF LOS ANGELES

CASE # 00-01

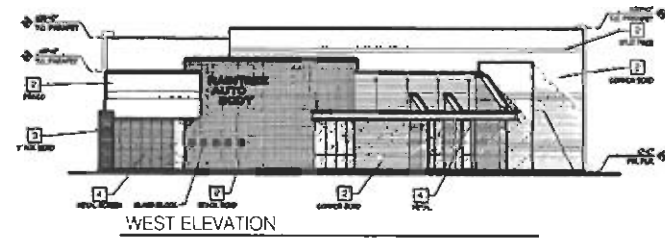
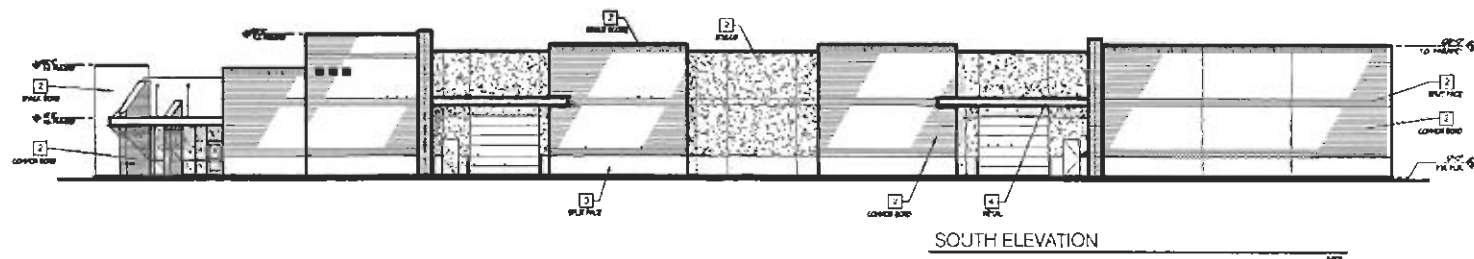
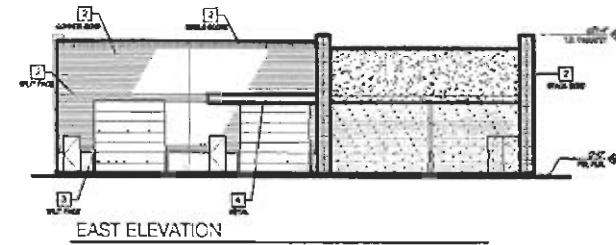
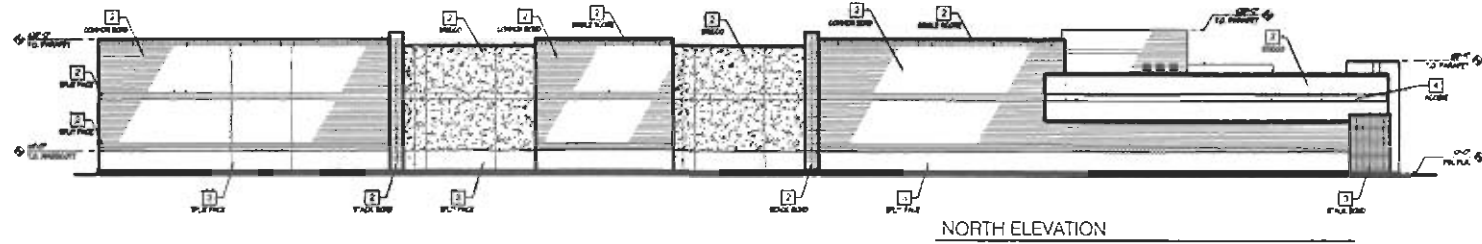
T.J. McOWEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
SIRHAN DESIGN
SITE PLANNING
7101 East McDowell Ave., Suite 218
Phoenix, Arizona 85014
(602) 265-0333

(FAX) 204-6819 (E-mail) info@jaguarusa.com

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39-DR-2005
REV: 10/03/2005

ATTACHMENT #6



COLOR LEGEND		
MARK	DESCRIPTION	PANT #
1	ALLIGATOR	DUNN EDWARDS # DE 5047 (LIGHTS)
2	RUSTY CEMENT	DUNN EDWARDS # DE 5048 (DARK)
3	SPACE CASE	DUNN EDWARDS # DE 5051 (DARKEN'G)
4	OCEAN CASE (METAL)	DUNN EDWARDS # DE 102 (HIGHLIGHT)
5	BEACH MACHA (SILT WALL)	DUNN EDWARDS # DE 100 (CONCRETE)



A NEW BUILDING FOR
RAINTREE AUTOBODY
15455 N 94TH ST SCOTTSDALE, ARIZONA 85260

[illegible]

**ASSOCIATED
ARCHITECTS**
L.L. Allerton, Chairman of Management, President

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A-3
3

Raintree Auto Body
15455 N. 84th Street
Scottsdale AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>AS SHOW</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|--|

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Ord Gp II & Ex Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Raintree Auto Body Case 39-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Associated Architects with a staff receipt date of 10/3/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Associated Architects with a staff receipt date of 10/3/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T.J. McQueen & Associates with a staff receipt date of 10/3/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

LANDSCAPE DESIGN:

DRB Stipulations

10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to

ATTACHMENT B

the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

11. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- A. *Parking lot landscape islands to be a minimum of 7 feet in width.*

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

12. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
13. The individual luminaire lamp shall not exceed 250 watts.
14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
15. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. *A separate Staff Approval for a lot split must be obtained prior to the final plans submittal. Final plans will not be approved until lot split is approved.*
21. *As a condition of lot split approval, applicant shall provide a cross-access easement between this parcel and the adjacent parcel to the east. Call out location of cross-access on final site plan.*
22. *Security gate to be equipped with an electronic "Knox" access system for emergency vehicle access. Show location of keypad on final site plan.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 23. Site Plan, dated 10/1/05, prepared by Associated Architects, dated 10/23/05 by City Staff.
- 24. Preliminary Drainage Statement, dated 9/1/05, prepared by High Desert Engineering, Inc., dated 10/3/05 by City Staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 25. Preliminary Drainage Statement shows an incorrect volume of stormwater retention required (Vr). Final plans and final drainage report shall show that stormwater storage volume provided is greater than the volume required (Vr) of 15,110 cubic feet.
 - a. Final drainage report shall be revised to correct the deficiencies and submit with final plan submittal. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 26. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
- 27. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- B. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- E. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
84 th Street	Residential	30' Half (existing)	existing	existing	existing

DRB Stipulations

28. The developer shall design and construct a driveway on 84th Street in general conformance with Standard Detail #2256. Type CL-1.

Ordinance

- F. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- G. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

DRB Stipulations

29. The developer shall provide a minimum parking-aisle width of 24 feet.
30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
31. The developer shall provide a minimum of 120 feet of queuing distance for all "drive-thrus" (Bank, fast-food, etc.).

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Drainage Easement	At retention basins

DRB Stipulations

32. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

33. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 84th Street except at the approved driveway location.

34. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

I. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

J. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

K. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along 84th Street. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

35. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.

36. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."

- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

L. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

M. Underground vault-type containers are not allowed.

N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

37. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

38. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

39. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report

from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Private Sewer System

40. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

41. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

Q. Privately owned sanitary sewer shall not run parallel within the waterline easement.

MONITORING MANHOLE.

R. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. A monitoring manhole will be required for this development.

OIL AND GREASE INTERCEPTORS.

S. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

42. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

T. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]